

BOROUGH OF BRADLEY BEACH
ZONING BOARD OF ADJUSTMENT
FORM A

NOTICE OF APPEAL AND VARIANCE APPLICATION FORM

OFFICIAL USE ONLY

CASE # _____

DATE FILED _____

DISPOSITION _____

HEARING DATE _____

TO THE APPLICANT: Please complete sections in full for Relief Requested.

NOTICE OF APPEAL
ZONING OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of Marc & Jeannette Sznajderman
Applicant's Name

shows that on or about the 29th day of June, 2020, an

application to the Zoning Officer (or Building Inspector) for the purpose of:

Describe intended action: Construction of a residential addition (outdoor shower) in the northeast corner
of the house attached to the existing single family dwelling on the property.

on the premises located at: 508 Bradley Blvd, Bradley Beach, NJ
Street Address

Block 88

Lot 16

as shown on the Municipal Tax Maps and owned, or optioned by this applicant was made; that after due

**BOROUGH OF BRADLEY BEACH
ZONING BOARD OF ADJUSTMENT APPLICATION
PHONE NUMBER 732 776-2999 EXT. 17**

Board of Adjustment Meetings held on the Third Thursday of the month.

1. Application should be filed at least **30** days **prior** to the next scheduled meeting.
2. You must return **15** copies of the application along with 15 copies of the site plan or plat which must be **folded**.
3. Once, the application is reviewed, the proper fees will be assessed, the assessed fees must be paid within **3** business days.
4. At the time of filing **all** taxes and sewer payments **must be current** for an application to be processed.
5. Applications received from someone other than the property owner **must** supply a letter from the property owner with the consent to submit the application before the Board.

If you have any questions regarding the filing of an application contact the Board Secretary at 732 776-2999 ext. 17.

PLEASE NOTE: Application Checklist and Documents Required to be submitted in Borough of Bradley Beach Code 270 Attachment 1 Appendix A.

consideration, the **Zoning Enforcement Officer** did on the 2nd day of July, 2020,
declined to issue said permit for the reasons stated in the attached copy of the **Zoning Enforcement
Officer's Refusal of Permit form.**

Applicant feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of appeal with
Said officer, together with the required fee of \$35.00, and requests that action of the Zoning
Enforcement Officer be reversed or modified as the facts may be determined and the applicant further
requests that a day be fixed for hearing on this appeal and states that the proper notice will be given to all
owners of property situated **within two hundred (200) feet** of all property specified above, and others required
by statute.

File all copies with Zoning Enforcement Officer, where appeal is sought.

**ZONING BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE**

An application is hereby made for a **(hardship)** (use) variance from the terms of Article(s) and Section (s)
450-26-D (M) - Minimum distance from primary structure: 20 feet. New addition is 12 feet, 7 inches from
existing accessory garage to remain.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as:

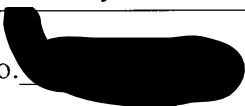
Block 88

Lot 16

Street Address 508 Bradley Blvd, Bradley Beach, NJ


Applicant's Name: Marc & Jeannette Sznajderman

Applicant's Address: 508 Bradley Blvd, Bradley Beach, NJ

Applicant's Telephone No. 

Owner's Name: Marc & Jeannette Sznajderman

Owner's Address: 508 Bradley Blvd, Bradley Beach, NJ

Owner's Telephone No. 

Lessee's Name: _____

Owner's Address: _____

Owner's Telephone No. _____

Present Use:

single family dwelling

Size of Lot: 5346 square feet

Size of building (s)

Present and/or proposed at street level

Front Footage: 50 feet

Deep Footage: 106.8 average

Percentage of lot occupied by the building(s): 1562 SF, 29.2% Existing / 1597 SF, 29.9% New

Building(s) Height: +/- 32 feet

Number of Stories: 2 1/2 Existing

Setback footage: Front: 35 feet existing

5 feet 3 inches and 12 feet 8 inches Existing;
Side: 12 feet 8 inches New
(If corner lot)

Zoning Requirements:

Front: 25 feet

Side Yards: 5 feet and 10 feet

Rear Yard: 25 feet

Setbacks: 20 feet from primary structure for an accessory structure

“Prevailing Setback of adjoining buildings within one block: NA feet.

Has there been any previous appeal involving these premises? YES X NO

If so, state the character of appeal and the date of disposition:

Proposed Use:

This application for use variance includes an application for approval of the following:

Subdivision _____ **Site Plan** _____ **Conditional Use** _____

Attached hereto and made a part of this application, I submit the following:
(All of the following papers **must** be submitted with this application.)

- a. The **original** Building Application, **signed** by the Building Official and/or true copy of the Official Order issued by the Building Official and signed by him, where applicable.
- b. **Five (5)** copies of a map showing **all lots within two hundred (200)** feet of the property; if buildings exist thereon, the map shall be a certified "**Location Map**" and clearly indicate such buildings and their approximate locations.
- c. **Five (5)** copies of **Plot Plan** and clearly indicate such buildings thereon with all front, side and rear dimensions.
- d. **Five (5)** copies of the **List of Property Owners** served, indicating method of service on each, the date of service, together with copies of the Post Office Receipts, if any.
- e. **Five (5)** copies of Subdivision, Site Plan, or Conditional Use application, when applicable.

File all copies with the Secretary of the Zoning Board of Adjustment when only a variance is sought.

Marc & Jeannette Sznajderman

Signature of Applicant or Agent

Telephone No.  _____

Date: July 20, 2020

NOTICE REQUIREMENTS

The applicant must submit a written request to the Tax Assessor for a certified list of property owners located within 200 feet in all directions of the property subject to a hearing. This must be accompanied by a fee of \$10.00.

CONTENTS OF NOTICE:

- A. Date, time and place of hearing.
- B. Nature of matters to be considered.
- C. Identification of the property proposed for development by street address, block and lot numbers as shown on current tax duplicate.
- D. Location and times at which maps and documents for which approval is sought are to be available for public inspection.

AT LEAST TEN (10) DAYS PRIOR TO SCHEDULED HEARING:

- A. Publish notice in the Asbury Park Press.
- B. Notify by personal service or certified mail:
 - 1). All property owners within 200 feet.
 - 2). Clerk of adjoining municipality, if located within 200 feet.
 - 3). County Planning Board, if adjacent to existing or proposed County road, adjoining other County land, or situated within 200 feet of boundary.
 - 4). Commissioner of Transportation, if property is adjacent to State highway.
 - 5). Commissioner of the Department of Community Affairs, if development exceeds 150 acres or 500 dwelling units. (include copy of maps and documents required to be on file with secretary.

AFFIDAVITS for both Publication and Notice to Property Owners are required, and are to be submitted at least three (3) days prior to the scheduled hearing, accompanied by a copy of notice sent and list of property owners.

NOTE: The Municipal Agency will notify each applicant of their scheduled hearing date when the application is deemed complete.

NOTICE OF DECISION:

- A. Required on all development applications.
- B. Brief notice to be published in the Asbury Park Press, The Coaster, The Coast Star.
- C. To be arranged by the applicant.
- D. A copy of the affidavit of publication is to be submitted to the Board Secretary.

**BOROUGH OF BRADLEY BEACH CODE/CONSTRUCTION OFFICE
ZONING PERMIT
APPLICATION**

A copy of a current, accurate, scaled survey must be submitted with this application!

PERMIT # _____

Address of Work Site: 508 Bradley Blvd, Bradley Beach, NJ Block: 88 Lot: 16 Zone: R-1

Name of Applicant Marc & Jeannette Sznajderman Phone: [REDACTED]

Applicant's Address 508 Bradley Blvd, Bradley Beach, NJ

Owner's Name: Marc & Jeannette Sznajderman Address 508 Bradley Blvd, Bradley Beach, NJ

Description of Work to be performed: (circle one) New/**Addition** or Alteration
 POOL FENCE SHED PATIO **DRIVEWAY** (describe below)

Outside shower

(print legibly) Please provide a diagram with the details on the survey for the above requests. Thank you

	Existing Lot Size	Proposed	Required	Variance Required?	
				Yes	No <u>X</u>
Width	<u>50 feet</u>	<u>NC</u>	<u>50 feet</u>		<u>X</u>
Depth	<u>106.8 average</u>	<u>NC</u>	<u>100 feet</u>		<u>X</u>
Area	<u>5346 sq. ft.</u>	<u>NC</u>	<u>5000 ft.</u>		<u>X</u>
Frontage	<u>50 feet</u>	<u>NC</u>	<u>50 ft.</u>		<u>X</u>

	Existing Principal Building	Proposed	Required	Variance Required?	
				Yes	No <u>X</u>
Front Setback	<u>35 ft.</u>	<u>NC</u>	<u>25 feet</u>		<u>X</u>
Rear Setback	<u>32 ft.</u>	<u>+/- 32 ft.</u>	<u>25 feet</u>		<u>X</u>
Side Setback	<u>5 ft. 3 inches</u>	<u>N/A</u>	<u>5 feet</u>		<u>X</u>
Side Setback	<u>12 feet 8 inches</u>	<u>12 ft. 6 inches</u>	<u>10 feet</u>		<u>X</u>
Height	<u>+/- 32 ft.</u>	<u>8 feet</u>	<u>35 feet</u>		<u>X</u>

(Measured from top of curb)

	Existing Accessory Building	Proposed	Required	Variance Required?	
				Yes	No <u>X</u>
Front Setback		<u>NC</u>			<u>X</u>
Rear Setback	<u>2 feet, 5 inches</u>	<u>NC</u>	<u>5 feet</u>		<u>X</u>
Side Setback	<u>2 feet, 4 inches</u>	<u>NC</u>	<u>5 feet</u>		<u>X</u>
Side Setback	<u>35 feet, 0.5 inches</u>	<u>NC</u>	<u>5 feet</u>		<u>X</u>
Height	<u>+/-15 feet</u>	<u>NC</u>	<u>Max 28 feet</u>		<u>X</u>

(Measured from top of curb)

Distance between Principal and Accessory Dwellings (Garage) 12 ft, 6 in, Existing / 12ft, 8 in proposed Yes X No _____

Building Coverage (All structures including covered porches or decks, pools, sheds etc.)

Existing 29.2% **Proposed** 29.9% **Max. Allowed** 35% Yes _____ No X

Impervious Coverage (Building coverage in addition to all impervious surfaces)

Existing 44.8% **Proposed** 45.4% **Max. Allowed** 60% Yes _____ No X

Does Applicant own Adjoining Property? Yes _____ No X

Are there Deed Restrictions or Covenants? Yes _____ No X

If yes, please attach a copy.

Please describe the present use: single family dwelling

Please describe the proposed use: single family dwelling

Conforming _____ Non-Conforming Exist. accessory structure is non-conforming

Have there been previous applications before the **Planning or Zoning Boards**? Yes _____ No X

Approved _____ Denied _____

If yes, please supply the dates and details: _____

(Please attach a separate sheet if necessary)

Miscellaneous:

Does the application involve new exterior lighting? Yes _____ No X

Does the application involve a new driveway curb cut? Yes _____ No X

(If yes, please provide details on a separate sheet)

I (and all agents and representatives) will comply with all Borough Ordinances. All Zoning Approvals maybe revoked.



Applicant or Agent's Signature

July 20, 2020

Date

Name of Corporation/Association

OFFICE USE ONLY

PERMIT: APPROVED _____ DENIED _____ For Relief
Apply to Zoning Board _____
Apply to Planning Board _____

(The Board indicated reflects the opinion of the Zoning Officer. Your attorney may or may not agree)

Applicable Ordinance(s): _____

William M. Gray, Zoning Official

Date

This is **not** a construction permit. Failure to secure a required construction permit **may** result in fines.

Fee: \$35.00

Cash/Check# _____ Amount \$ _____ Date Received _____ Received by _____

